

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES**

OCTOBER 12, 2004

MEMBERS PRESENT: Emery Zahner, Cliff Aucter, Lori Spielman, Robert Hoffman, and Alternate Arlo Hoffman

MEMBERS ABSENT: Mort Heidari, Geri Kupecky and Alternates Ronald Small, James Prichard

STAFF PRESENT: Matt Davis, Town Planner and Reanna Goodreau, Recording Secretary

I. CALL TO ORDER

Chairman Zahner called the Planning & Zoning Commission (PZC) special meeting to order at 7:06 PM at the Ellington Town Hall Annex Meeting Room, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS: NONE

III. UNFINISHED BUSINESS:

1. #Z200420—Ellington Planning & Zoning Commission for an amendment to the Ellington Zoning Regulations to create an "Age-Restricted Cluster Housing Zone" regulation.

Matt Davis reviewed Version 4. The commission members reviewed each page of the amendment and made changes based on prior discussions. The members thanked the members of the public for their input during the process.

MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO APPROVE THE ARCHZ REGULATION, VERSION 4 WITH MODIFICATIONS AND INCLUDING THE FINDINGS AND REASONS FOR APPROVAL PER THE TOWN PLANNER'S MEMO DATED 10/12/04. (COPY OF MEMO AND FINAL APPROVED VERSION ATTACHED)

MODIFICATIONS:

1. DELETE ITEM 6 AT TOP OF PAGE 2 ("IN NO EVENT...") AND RE-NUMBER SECTIONS ACCORDINGLY.
2. CHANGE ALL REFERENCES TO "OPEN SPACE" ON PAGE 6 TO "GREEN SPACE".
3. IN SECTION I (B) ON PAGE 16, THIRD SENTENCE, DELETE IN ITS ENTIRETY AND REPLACE WITH "AT THE COMMISSIONERS DISCRETION, BONDS MAY BE REQUIRED FOR ALL PROJECT COMPONENTS, WITH THE EXCEPTION OF BUILDING CONSTRUCTION, BUT MAY ALSO INCLUDE PROJECT EROSION CONTROLS AND OVERALL SITE RESTORATION".
4. IN SECTION I (B) ON PAGE 16, FIFTH SENTENCE, CHANGE "20%" TO "80%".
5. IN SECTION I (B) ON PAGE 16, LAST SENTENCE, CHANGE LAST WORDS TO "SITE" PLAN.
6. IN SECTION 5 ON PAGE 17, THIRD SENTENCE, DELETE "PRIOR TO ANY NEW OWNER TAKING OVER A PROJECT".

EFFECTIVE DATE: NOVEMBER 1, 2004

IV. ADJOURNMENT:

**MOVED (SPIELMAN) SECONDED (A. HOFFMAN) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 8:07 PM.**

Respectfully Submitted,

Reanna Goodreau
Recording Secretary